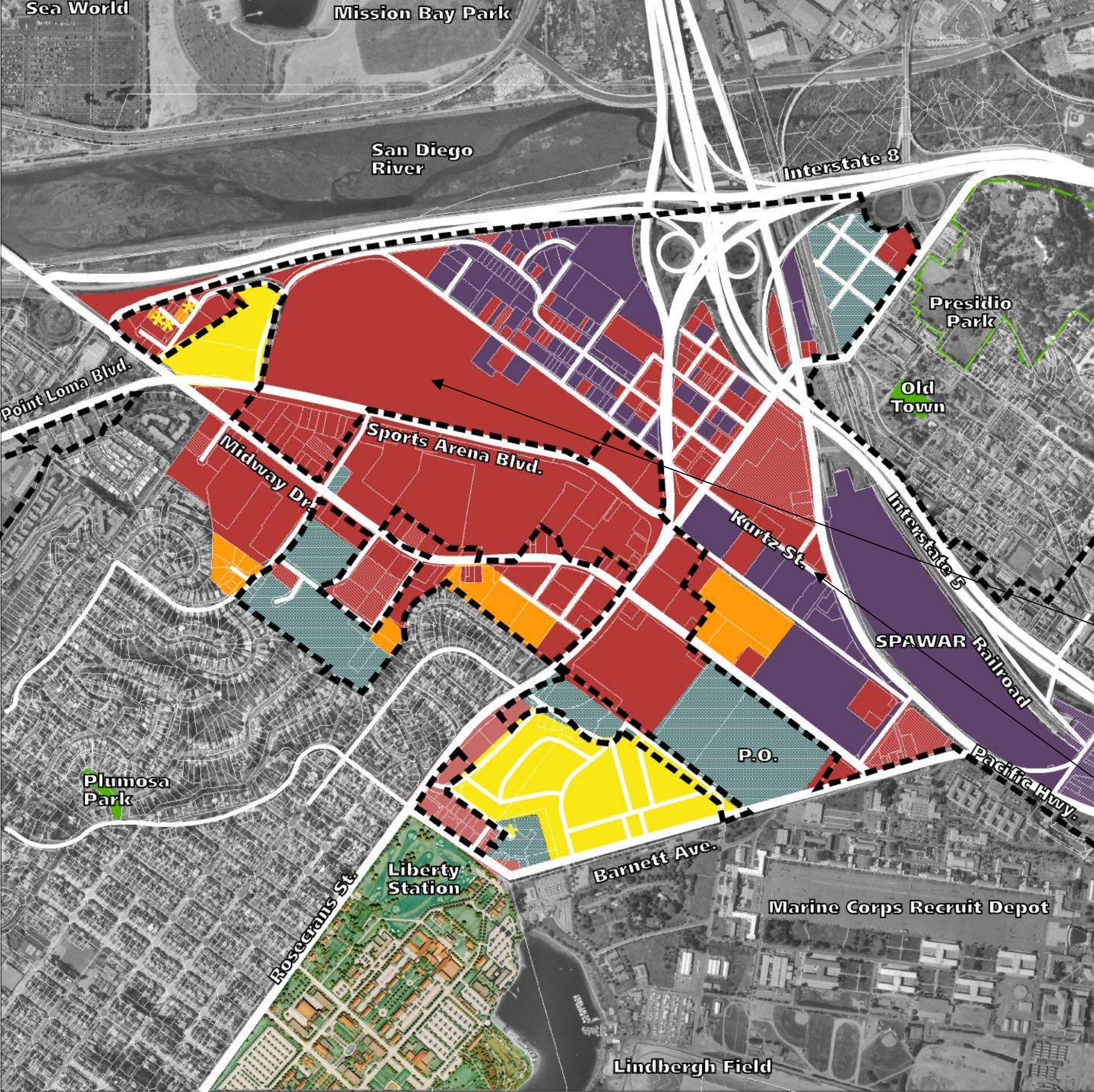


BAY TO BAY LINK FEASIBILITY STUDY



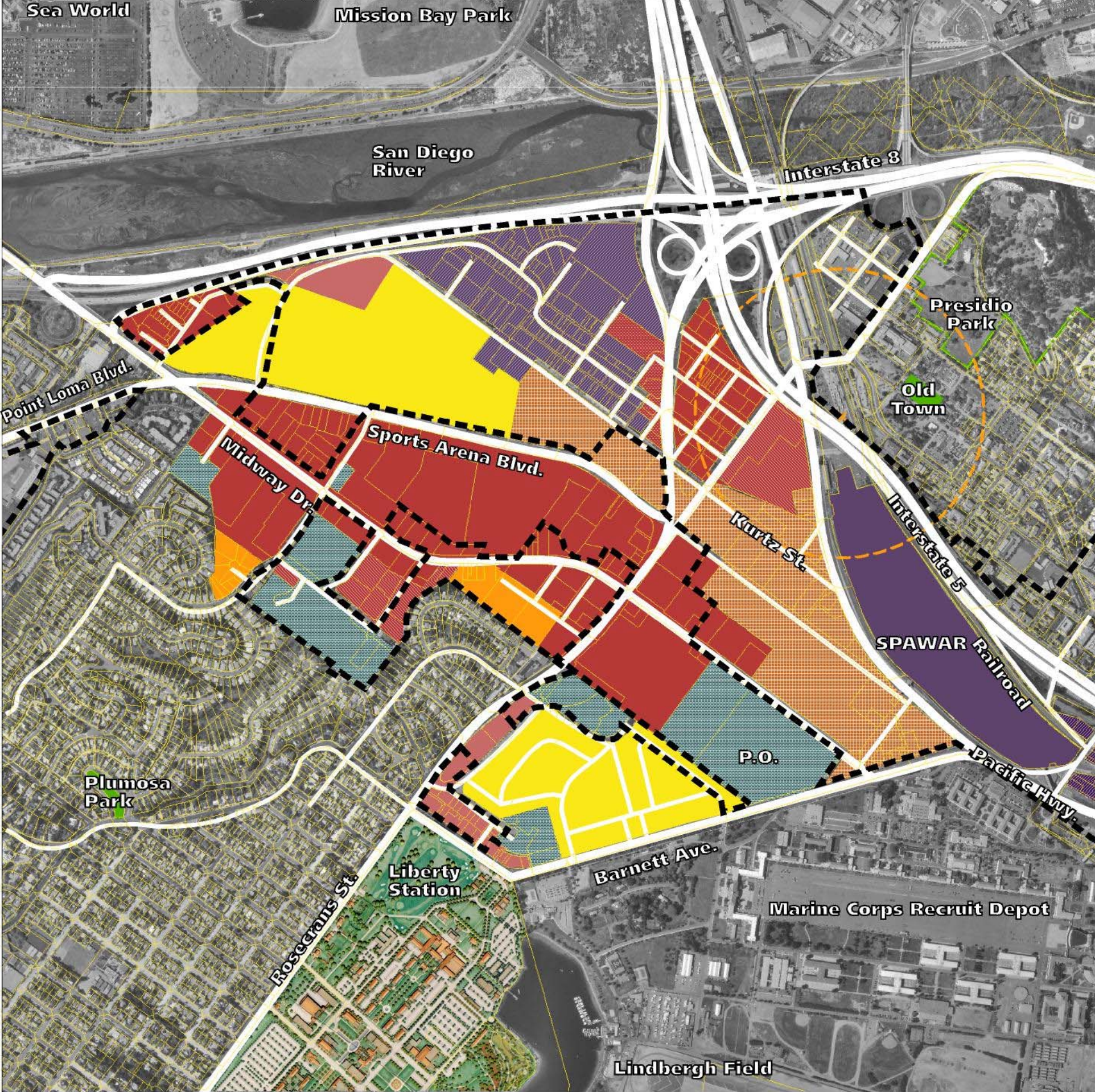
Midway / Pacific Highway Corridor
Community Plan Amendment
Existing Land Use

- Redevelopment Area Boundary
- Multi-family Residential
- Residential Medium / High 43 DU/AC
- Single-Family Residential
- Commercial - Neighborhood
- Office
- Industrial
- Public / Institutional
- Multiple Use
- Open Space

The two most significant land use changes called for by the Community Plan are for the Sports Arena site and the property near the SPAWAR facilities.



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Proposed Land Use

Midway / Pacific Highway Corridor Community Plan Amendment 1/99
Proposed Land Use

- Redevelopment Area Boundary
- Residential Medium 29 DU/AC
- Residential Medium / High 43 DU/AC
- Commercial - Community
- Commercial - Neighborhood
- Commercial - Office
- Commercial - Recreation
- Commercial - Transportation Related
- Commercial - Visitor
- Industrial Park
- Light Industrial
- Institutional
- Multiple Use
- Public Park / Open Space
- Water

1/4 Mile radius
Transit Stop

Example of Multiple Use development



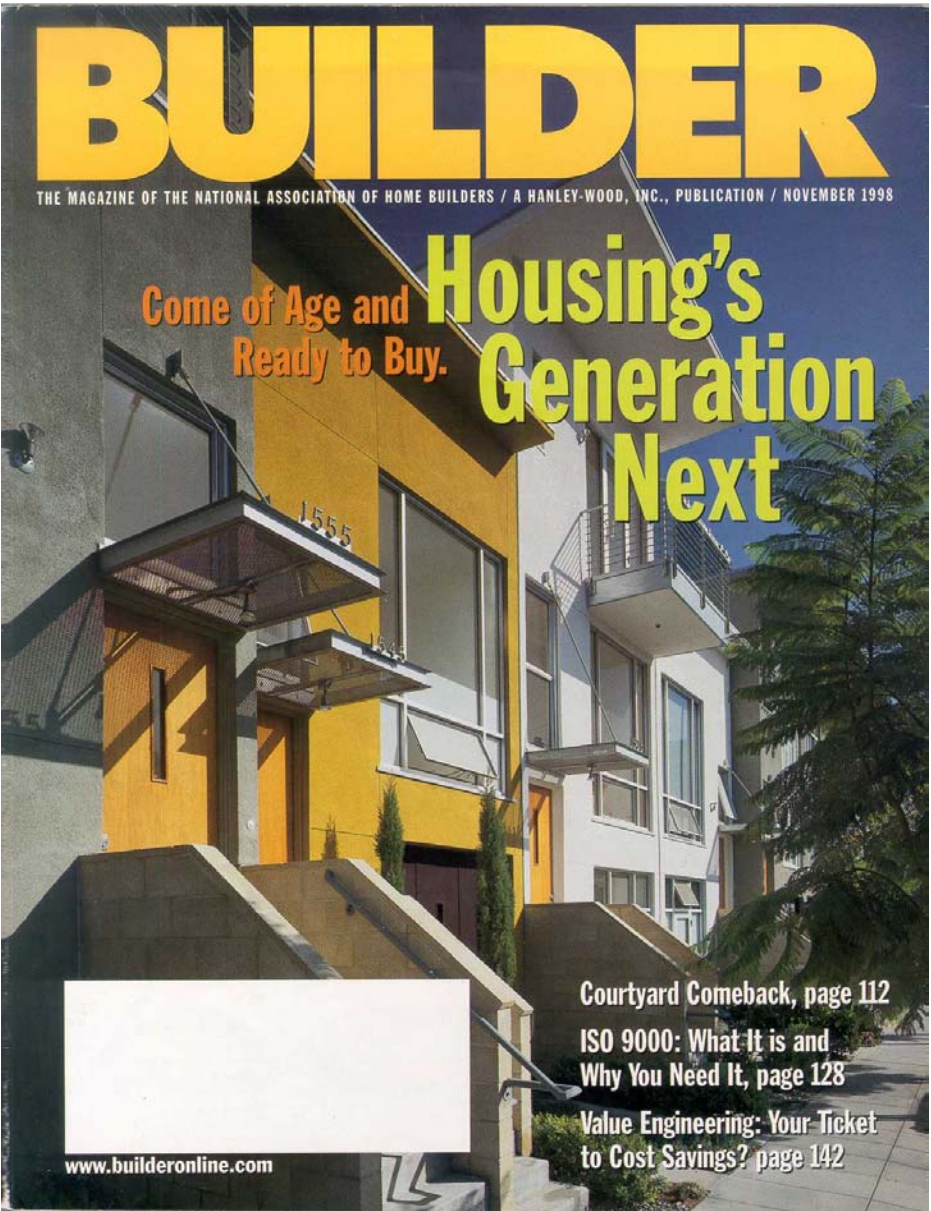
Housing example
for the Sports Arena site.

28 January 2003

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Heights of previous development conflicted with the adjacent residential uses. As a result, the current Coastal Zone Height Limitation is 30 feet.



Row homes in San Diego's Little Italy are an example of attractive homes to own under 30 feet tall.



View west from the Presidio across the Study Area

Land Use

Residential Population

This Study is based on the adopted Community Plan 1/99, with proposed refinements based on the City of Villages (2002 General Plan Update). In summary, the population proposed by the Community Plan for the Sports Arena site is higher than that suggested in the City of Villages work.

The existing population of the Midway area is approximately 4,000. Assuming medium density (29 dwelling units per acre) residential development on the Sports Area (68 acre) site the Community Plan allows for an additional of approximately 1,900 new homes, with 2.3 residents each totaling 4,370 new residents. Total population for the Midway area would be approximately 8,300 residents.

Alternatively, the 4th Draft of the City of Villages (2020 Housing Unit Goals for the Midway Pacific Highway Community Planning Area) suggests the redevelopment of the Sports Arena site to include between 683 and 798 new homes. At 2.3 people per household the population would increase to between 1,570 and 1,835 new residents. This approach adds up to approximately 6,000 residents in Midway.

Building Height Limit

The Study Alternatives assume the 30' height limit in effect in 2003. It would take approximately 27 acres to house the Sports Arena site's 798 new dwelling units (DU) at 29 DU/acre, using the Little Italy Row Houses as an example (approximately 30 DU/acre),

If the public voted to allow buildings taller than 30' in specific areas, for example, within 1/4 mile of a transit station, and the population remains the same, the benefit could be more public open space.

The photo (left) illustrates that taller buildings in the Study Area would not break the skyline of Point Lima and may be found to not be a negative visual impact.

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Public Parks and Open Space

All of the adjacent communities are lacking adequate parkland for their population per standards of the City General Plan.

Neighborhood Parks

Based on the Midway community's current population of approximately 4,000 the amount of park land should be about 9.6 acres. (2.4 acres/1000 residents). This parallels the standard of a 10 acre Neighborhood Park for a neighborhood of 3,500 - 5,000 residents to be located within 1/2 mile.

The area within the 1/2 mile radius circle (left) are considered to be within a typical walking distance to their neighborhood park.

Community Parks

A 20-acre Community Park is defined by the City General Plan to serve a population of 18,000 - 25,000 residents within 1 1/2 mile service radius. A Community Park located at the Sports Arena site would serve residents of Peninsula, southern Linda Vista and western Mission Hills.

There is not a standard for providing parks for land uses other than residential. The Study Alternatives assume that multiple-use areas including office, retail are more attractive to users and the community if public open space is integrated.